

**ORDINANCE NO. 20210729-155**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY KNOWN AS THE LEANDER REHABILITATION CENTER PLANNED UNIT DEVELOPMENT PROJECT LOCATED ALONG 10701 LAKELINE MALL DRIVE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Leander Rehabilitation Center (“Leander Rehabilitation PUD”) is comprised of approximately 446 acres of land located generally along North F.M. 620 Road, northeast of its intersection with U.S. 183 in Williamson County. This ordinance amends 24.46 acres of the Leander Rehabilitation PUD and is more particularly described in **Exhibit “A”** (the “Property”).

**PART 2.** The Leander Rehabilitation PUD was approved by the Texas General Land Office on January 16, 1998 by Order of the Special Board of Review (the “Original Order”) and amended by the Second Order of the Special Board of Review on February 25, 1998, the Notice of Development Plan Revision in Lieu of Third Order of the Special Board of Review on September 20, 2010, Ordinance No. 20080327-053, Ordinance No. 20090402-050, Ordinance No. 20140626-135, and Ordinance No. 20190620-154, and eight administrative amendments approved by the director of the Housing and Planning Department.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on approximately 24.46 acres of land, described in Zoning Case No. C814-97-0001.15, on file at the Housing and Planning Department, and generally located along 10701 Lakeline Mall Drive, in the City of Austin, Williamson County, Texas, and generally identified on the map attached as **Exhibit “B”**.

**PART 4.** Development of and uses within the Leander Rehabilitation PUD shall conform to the limitations and conditions set forth in the Original Order and subsequent amendments. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the Property.

**PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Legal Description
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan
- Exhibit D: Circulation and Drives (Parcels COR, CRE-9 and a portion of CRE-8)
- Exhibit E: Circulation and Drives (Parcels CO-1 and COR-4)

**PART 6.** The revised Land Use Plan attached to this ordinance as **Exhibit "C"**, amends notes No. 15 and No. 16, and adds note No. 18; each note relating to circulation and drives within the Leander Rehabilitation PUD.

**PART 7.** The revised **Exhibit "D"** and **Exhibit "E"**, attached to this ordinance, identify and illustrate the design of Circulations and Drives for certain parcels located on the Property.

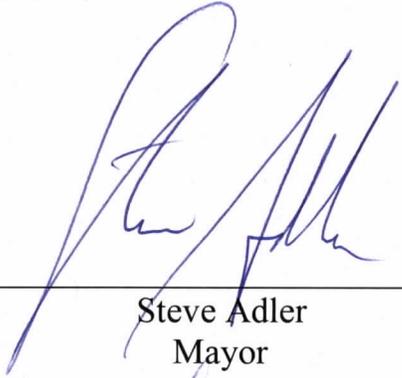
**PART 8.** In all other respects the terms and conditions of the Land Use Plan as amended remain in effect.

**PART 9.** This ordinance takes effect on August 9, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_ July 29 \_\_\_\_\_, 2021

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§  
§



\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk

24.461 ACRES  
TEXAS CHILDREN'S HOSPITAL  
AUSTIN, TX

PROJECT NO. 301-346  
JULY 26, 2021

**BEING A 24.461 ACRE (1,065,516 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF A CALLED 24.453 ACRE TRACT OF LAND CONVEYED TO TEXAS CHILDREN'S HOSPITAL BY DEED OF RECORD IN DOCUMENT NO. 2019118721 AND ALSO OF A CALLED 396 SQUARE FOOT TRACT OF LAND CONVEYED TO TEXAS CHILDREN'S HOSPITAL BY DEED OF RECORD IN DOCUMENT NO. 2021047555, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 24.461 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 5/8-inch iron rod with Jones Carter cap found in the southerly right-of-way line of Lakeline Mall Drive (right-of-way width varies) at the northerly common corner of said 396 square foot tract and of Presidio Phase IV Lot 1D, Final Plat of Presidio Phase III Lot 1C and Phase IV Lot 1D, a subdivision of record in Document No. 2019126886, O.P.R.W.C.T.;

**THENCE**, along the easterly line of said 24.461 acre combined tract being comprised partially of the easterly line of said 396 square foot tract and partially of the easterly line of said 24.453 acre tract, with the common line partially of said Lot 1D and then partially of the remainder of 128.71 acre tract described in that certain non-material correction affidavit filed by Austin 129 in Document No. 2014063843, O.P.R.W.C.T., the following four (4) courses and distances:

1. S17°09'38"E, a distance of 65.55 feet to a 5/8-inch iron rod with Jones Carter cap found at the beginning of a 40.00 foot radius curve to the left.
2. Along the arc of said 40.00 foot radius curve to the left, a distance of 17.55 feet through a central angle of 25°08'27", and having a chord which bears S29°42'53"E, a distance of 17.41 feet to a 5/8-inch iron rod with Jones Carter cap found at the beginning of a 40.00 radius reverse curve to the right;
3. Along the arc of last said 40.00 foot radius curve to the right, a distance of 17.43 feet through a central angle of 24°28'19", and having a chord which bears S29°45'38"E, a distance of 17.30 feet to a 5/8-inch iron rod with Jones Carter cap;
4. S17°09'05"E, a distance of 1,626.96' to a 1/2-inch iron rod with CEC cap set in the northerly right-of-way line of N. State Highway 45 (right-of-way width varies) at the southerly common corner of said 24.453 acre tract and of said remainder of 128.71 acre tract, being also the beginning of a 1,078.50 foot radius non-tangent curve to the left;

**THENCE**, along the common line of said 24.453 acre tract and of the northerly right-of-way line of said N. State Highway 45, the following two (2) courses and distances:

1. Along the arc of said 1,078.50 foot radius curve to the left, a distance of 16.84 feet through a central angle of 0°53'41", and having a chord which bears S69°20'24"W, a distance of 16.84 feet to a found TxDOT Type II monument;

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TEXAS CHILDREN'S HOSPITAL  
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2. S68°55'10"W, a distance of 488.04 feet to a 1/2-inch iron rod with illegible cap found at the intersection of the northerly right-of-way line of said N. State Highway 45 and the easterly right-of-way line of N. Lake Creek Parkway (right-of-way width varies);

**THENCE**, along the common line of said 24.453 acre tract and the easterly right-of-way line of said N. Lake Creek Parkway, the following two (2) courses and distances:

1. N66°41'52"W, a distance of 17.80 feet to a TxDOT Type II monument found at the beginning of a 795.00 foot radius curve to the left;
2. Along the arc of said 795.00 foot radius curve, 313.10 feet through a central angle of 22°33'55", and having a chord which bears N33°00'12"W, a distance of 311.08 feet to a 5/8-inch iron rod with Carter Burgess cap found at the southerly common corner of said 24.453 acre tract and Lot 1, Lakeline Gardens, a subdivision of record in Document No. 2018064570, O.P.R.W.C.T.;

**THENCE**, along the common line of said 24.453 acre tract and of said Lot 1, Lakeline Gardens, the following four (4) courses and distances:

1. N20°14'23"W, a distance of 104.34 feet to a found 1/2-inch iron rod with cap;
2. N20°13'17"W, a distance of 416.76 feet to a found 1/2-inch iron rod with cap;
3. N25°20'24"W, a distance of 143.95 feet to a found 5/8-inch iron rod with Jones Carter cap;
4. N20°55'59"W, a distance of 341.34 feet to a 5/8-inch iron rod with Jones Carter cap found at the easterly common corner of said Lot 1, Lakeline Gardens and of Lot 1, Block A, Walden Park at Lakeline Subdivision, a subdivision of record in Document No. 2009005689, O.P.R.W.C.T.;

**THENCE**, along the common line of said 24.453 acre tract and of said Lot 1, Block A, Walden Park at Lakeline Subdivision, the following two (2) courses and distances:

1. N20°54'12"W, a distance of 248.39 feet to a 5/8-inch iron rod with Carter Burgess cap;
2. N20°50'26"W, a distance of 86.53 feet to a 1/2-inch iron rod with CEC cap set on the southerly right-of-way line of Lakeline Mall Drive (right-of-way width varies), at the northerly common corner of said 24.453 acre tract and of said Lot 1, Block A, Walden Park at Lakeline Subdivision;

**THENCE**, along the common line of the southerly right-of-way line of Lakeline Mall Drive and partially of said 24.453 acre tract and then partially of said 396 square foot tract, the following five (5) courses and distances:

1. N68°23'14"E, a distance of 0.83 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 300.00 foot radius curve to the left;
2. Along the arc of said 300 foot radius curve, a distance of 63.15 feet through a central angle of 12°03'36", and having a chord which bears N62°21'21"E, a distance of 63.03 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 300 foot radius reverse curve to the right;

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3. Along the arc of last said 300 foot radius curve to the right, a distance of 68.91 feet through a central angle of  $13^{\circ}09'40''$  and having a chord which bears  $N62^{\circ}54'23''E$ , a distance of 68.76 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 1,045 foot radius reverse curve to the left;
4. Along the arc of said 1,045 foot radius curve, a distance of 116.09 feet through a central angle of  $6^{\circ}21'54''$ , and having a chord which bears  $N66^{\circ}18'17''E$ , a distance of 116.03 feet to a set 1/2-inch iron rod with CEC cap;
5.  $N63^{\circ}06'51''E$ , a distance of 448.07 feet to the **POINT OF BEGINNING**, and containing 24.461 acres (1,065,516 square feet) of land, more or less.

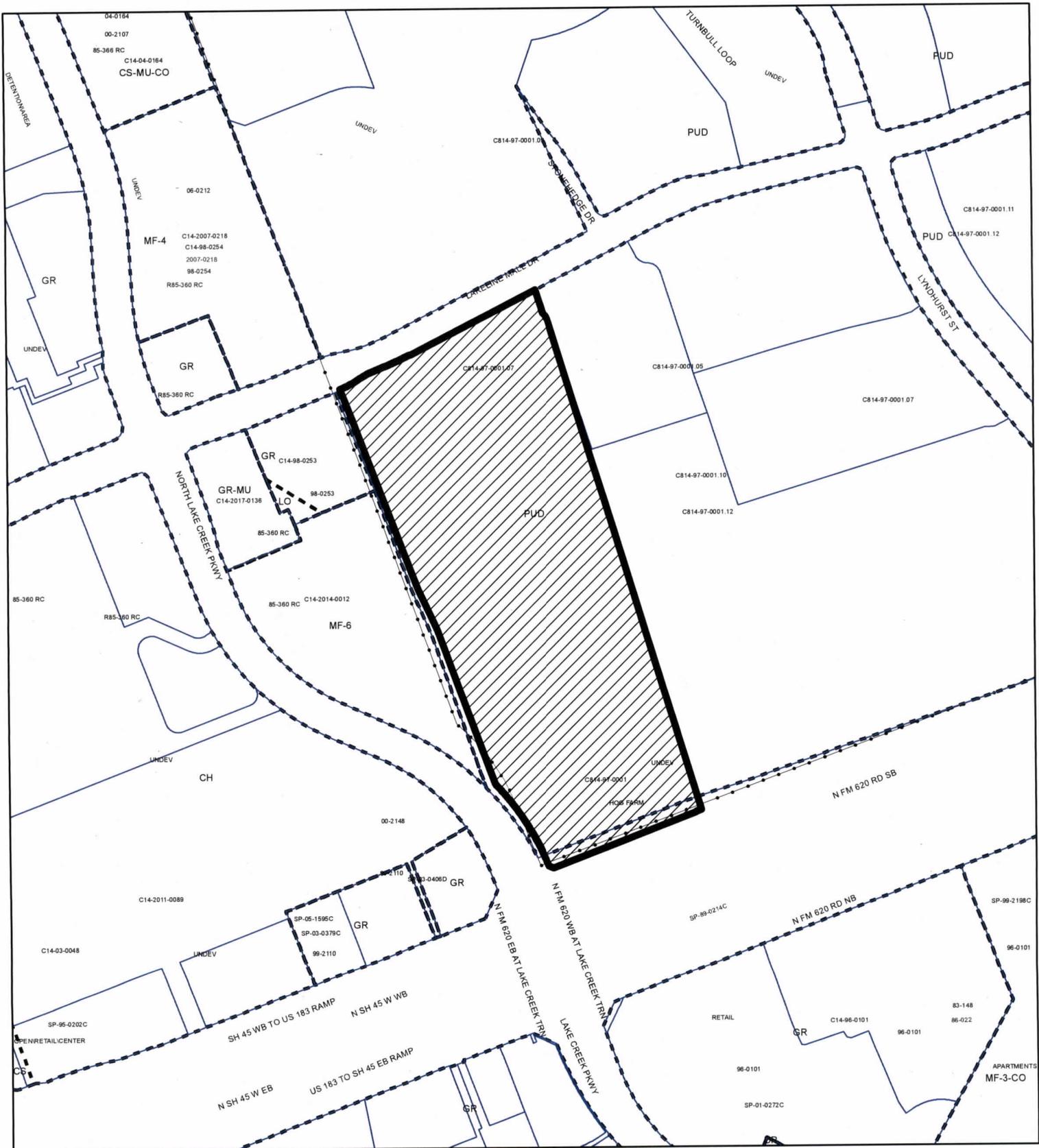
BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

Witness my hand and seal this 26<sup>th</sup> day of July, 2021.



Frank William Funk, R.P.L.S. 6803  
KBGE, part of Civil & Environmental Consultants, Inc.  
3711 S. MoPac Expressway, Building 1, Suite 550  
Austin, TX 78746  
Texas Registered Surveying Firm No. 10194419





**ZONING**

ZONING CASE#: C814-97-0001.14

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

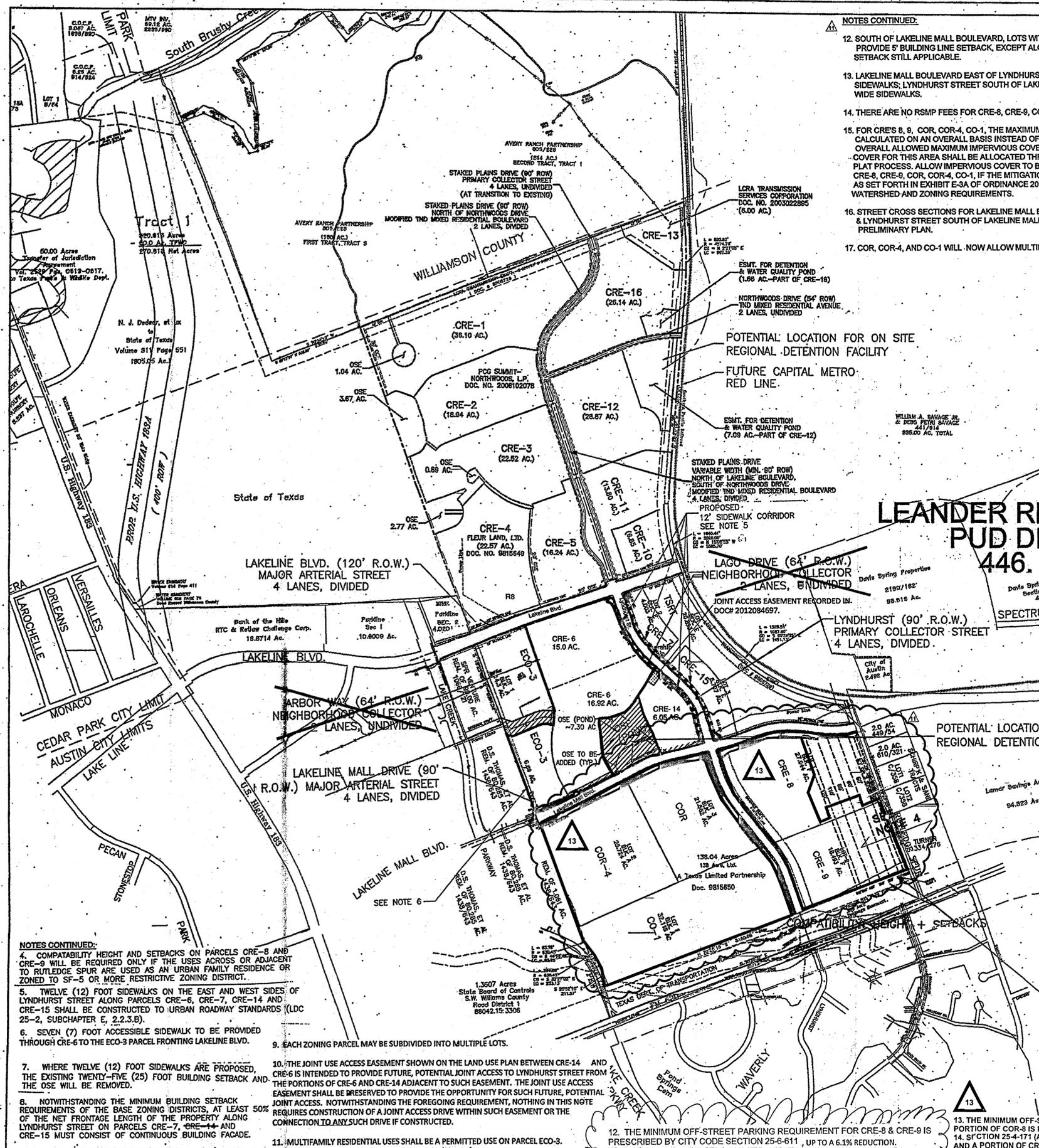
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 1/20/2021



- NOTES CONTINUED:
12. SOUTH OF LAKELINE MALL BOULEVARD, LOTS WITHIN CRE-8, 9, COR, COR-4, CO-1 WILL PROVIDE 5' BUILDING LINE SETBACK, EXCEPT ALONG RUTLEDGE SPUR COMPATIBILITY SETBACK STILL APPLICABLE.
  13. LAKELINE MALL BOULEVARD EAST OF LYNDBURST STREET TO PROVIDE 6- FT WIDE SIDEWALKS; LYNDBURST STREET SOUTH OF LAKELINE MALL BOULEVARD TO PROVIDE 6- FT WIDE SIDEWALKS.
  14. THERE ARE NO RSPM FEES FOR CRE-8, CRE-9, COR, COR-4, AND CO-1.
  15. FOR CRE-8, 9, COR, COR-4, CO-1, THE MAXIMUM ALLOWABLE IMPERVIOUS COVER MAY BE CALCULATED ON AN OVERALL BASIS INSTEAD OF ON AN INDIVIDUAL LOT BASIS. HOWEVER, THE OVERALL ALLOWED MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED 65%. THE IMPERVIOUS COVER FOR THIS AREA SHALL BE ALLOCATED THROUGH THE PRELIMINARY PLAN OR FINAL PLAT PROCESS. ALLOW IMPERVIOUS COVER TO BE INCREASED TO (1) 85% FOR PARCELS CRE-8, CRE-9, COR, COR-4, CO-1, IF THE MITIGATION STANDARDS ARE MET AS SET FORTH IN EXHIBIT E-3A OF ORDINANCE 20090402-050. THIS SHALL BE FOR BOTH WATERSHED AND ZONING REQUIREMENTS.
  16. STREET CROSS SECTIONS FOR LAKELINE MALL BOULEVARD EAST OF LYNDBURST STREET & LYNDBURST STREET SOUTH OF LAKELINE MALL BOULEVARD SHALL BE APPROVED WITH THE PRELIMINARY PLAN.
  17. COR, COR-4, AND CO-1 WILL NOW ALLOW MULTIFAMILY PERMITTED USES.

LAND USE SUMMARY  
 TOTAL ACREAGE: 446.58 AC.  
 TOTAL LOT ACREAGE: 391.25 AC.

LEGEND

CRE	COMMERCIAL RESIDENTIAL
COR	COMMERCIAL OFFICE RESIDENTIAL
ECO	EMPLOYMENT CENTER
ECO	EMPLOYMENT CENTER OFFICE
CO	COMMERCIAL OFFICE
OSE	OPEN SPACE EASEMENT
OSRE	OPEN SPACE ROAD EASEMENT
OSR	OPEN SPACE RESERVE
OSFE	OPEN SPACE FUTURE EASEMENT
TSRT	TRANSIT STATION RESERVE TRACT

PROPOSED SIDEWALKS  
 OSE TO BE REMOVED  
 OSE TO BE ADDED  
 STREETScape SIDEWALK CORRIDOR

- DEVELOPMENT LIMITATIONS
- The total "PUD" Planned Unit Development created by this ordinance shall not exceed the following limitations:  
 Standards set out in the attached Exhibits "A" through "F" AS AMENDED.
  - Land Use Development Limitations: For the purposes of this PUD: Development standards are set forth in Exhibits "A" through "G". The total "PUD" Planned Unit Development shall not exceed 11,000,000 square feet of total development and the following limitations:  
 i) Three million (3,000,000) square feet of Commercial development;  
 ii) Four million (4,000,000) square feet of Industrial development;  
 iii) Seven million (7,000,000) square feet of Office development; and  
 iv) Three thousand five hundred (3,500) dwelling units.

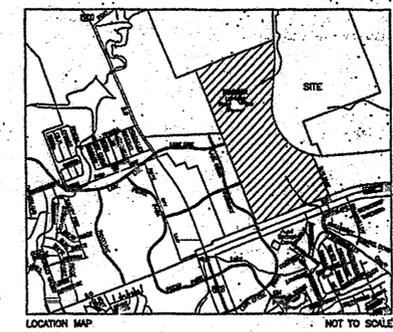
- NOTES:
1. Topography based on USGS maps. It is preliminary believed that there are no slopes greater than 15% on the site.
  2. All boundary lines bearings and distances were taken from Survey by Robert C. Watts Jr., dated on July 18, 1995.
  3. OSE coverage may be mitigated within each individual lot to allow for access drives to Public R.O.W. such that the total OSE coverage on each individual lot is not reduced.

STREET NAME	* PAVEMENT WIDTH	R.O.W. WIDTH	L.F. OF NEW STREET	STREET CLASSIFICATION	CROSS SECTION	SIDEWALKS
LAKELINE BLVD.	2-27'	120'	2,189	MAJOR ARTERIAL	CURB & GUTTER 5' BOTH SIDES	
LAKELINE MALL DRIVE	2-27'	90'	3,379	MAJOR ARTERIAL	CURB & GUTTER 5' BOTH SIDES	
ARBOR WAY	41'	64'	1,884	NEIGHBORHOOD COLLECTOR	CURB & GUTTER 6' ONE SIDE	
LAKO DRIVE	41'	64'	1,180	NEIGHBORHOOD COLLECTOR	CURB & GUTTER 6' ONE SIDE	
LYNDBURST STREET (S. OF LAKELINE BLVD.)	2-24'	90'	3,713	PRIMARY COLLECTOR	CURB & GUTTER 6' BOTH SIDES	
NORTHWOODS DRIVE	34'	54'	1,442	TND. MIXED RESID. AVE.	CURB & GUTTER 5' BOTH SIDES	
STAKED PLAINS DRIVE (TRANSITION TO EXIST.)	60'	90'	157	PRIMARY COLLECTOR	CURB & GUTTER 5' BOTH SIDES	
STAKED PLAINS DRIVE (N. OF NORTHWOODS DRIVE)	2-25'	90'	1,386	TND. MIXED RESID. BLVD. (MODIFIED)	CURB & GUTTER 4' BOTH SIDES	
STAKED PLAINS DRIVE (N. OF LAKELINE BLVD., S. OF NORTHWOODS DRIVE)	2-30'	90-130'	2,182	TND. MIXED RESID. BLVD. (MODIFIED)	CURB & GUTTER 4' BOTH SIDES	

\* ALL STREETS USING ALTERNATIVE PAVEMENT/ROW WIDTHS WILL REQUIRE JOINT APPROVAL FROM THE AUSTIN TRANSPORTATION DEPARTMENT AND THE PLANNING & DEVELOPMENT REVIEW DEPARTMENT.

ACCESS TO COUNTY ROAD 183 WILL NOT BE ALLOWED, UNLESS REQUIRED BY THE CITY. IF ANY ADDITIONAL R.O.W. (UP TO A TOTAL OF 70 FEET) IS REQUIRED FOR C.R. 183, IT SHALL BE TAKEN FROM THE PROPOSED DEVELOPMENT AT THE TIME OF FINAL PLAT AND NOT THE ADJACENT PROPERTY OWNERS.

NOTE:  
 1. FOR CRE-1, 2, 3, 5, 10, 11, 12 AND 16, THE MAXIMUM ALLOWABLE IMPERVIOUS COVER MAY BE CALCULATED ON AN OVERALL BASIS INSTEAD OF ON AN INDIVIDUAL LOT BASIS. HOWEVER, THE OVERALL ALLOWED MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED THOSE LIMITS SHOWN IN EXHIBIT "E" OF THE LEANDER REHABILITATION PUD.  
 2. MAJOR INTERNAL DRIVES FOR PARCELS CO-1, COR, COR-4, CRE-9 AND A PORTION OF CRE-8 TO PERMIT A LOT TO ABUT A DEDICATED PUBLIC STREET OR A MAJOR INTERNAL DRIVE.  
 3. THE MINIMUM OFF-STREET PARKING REQUIREMENT FOR CO-1, COR, COR-4, CRE-9, AND A PORTION OF CRE-8 IS PRESCRIBED BY CITY CODE SECTION 25-6-611, UP TO A 10% REDUCTION.  
 4. SECTION 25-4-171 (ACCESS TO LOTS) IS MODIFIED FOR PARCELS CO-1, COR, COR-4, CRE-9 AND A PORTION OF CRE-8 TO PERMIT A LOT TO ABUT A DEDICATED PUBLIC STREET OR A MAJOR INTERNAL DRIVE.  
 5. PLATTING IS PERMITTED OFF MAJOR INTERNAL DRIVES AS IDENTIFIED IN THE APPROVED EXHIBIT FOR PARCELS CRE-9 AND A PORTION OF CRE-8 AS IDENTIFIED IN THE APPROVED EXHIBIT D. MAJOR INTERNAL DRIVES FOR PARCELS COR, COR-4, CRE-9, AND A PORTION OF CRE-8 SHALL BE DESIGNED IN ACCORDANCE WITH EXHIBIT D.  
 6. ALL MAJOR INTERNAL DRIVES ARE REQUIRED TO BE LOCATED WITHIN PUBLIC ACCESS EASEMENTS.



AUSTIN CIVIL ENGINEERING, INC.  
 2708 SOUTH LAMAR BLVD., SUITE 200A  
 AUSTIN, TEXAS 78704  
 TEL: (512) 355-2019  
 FAX: (512) 355-0048

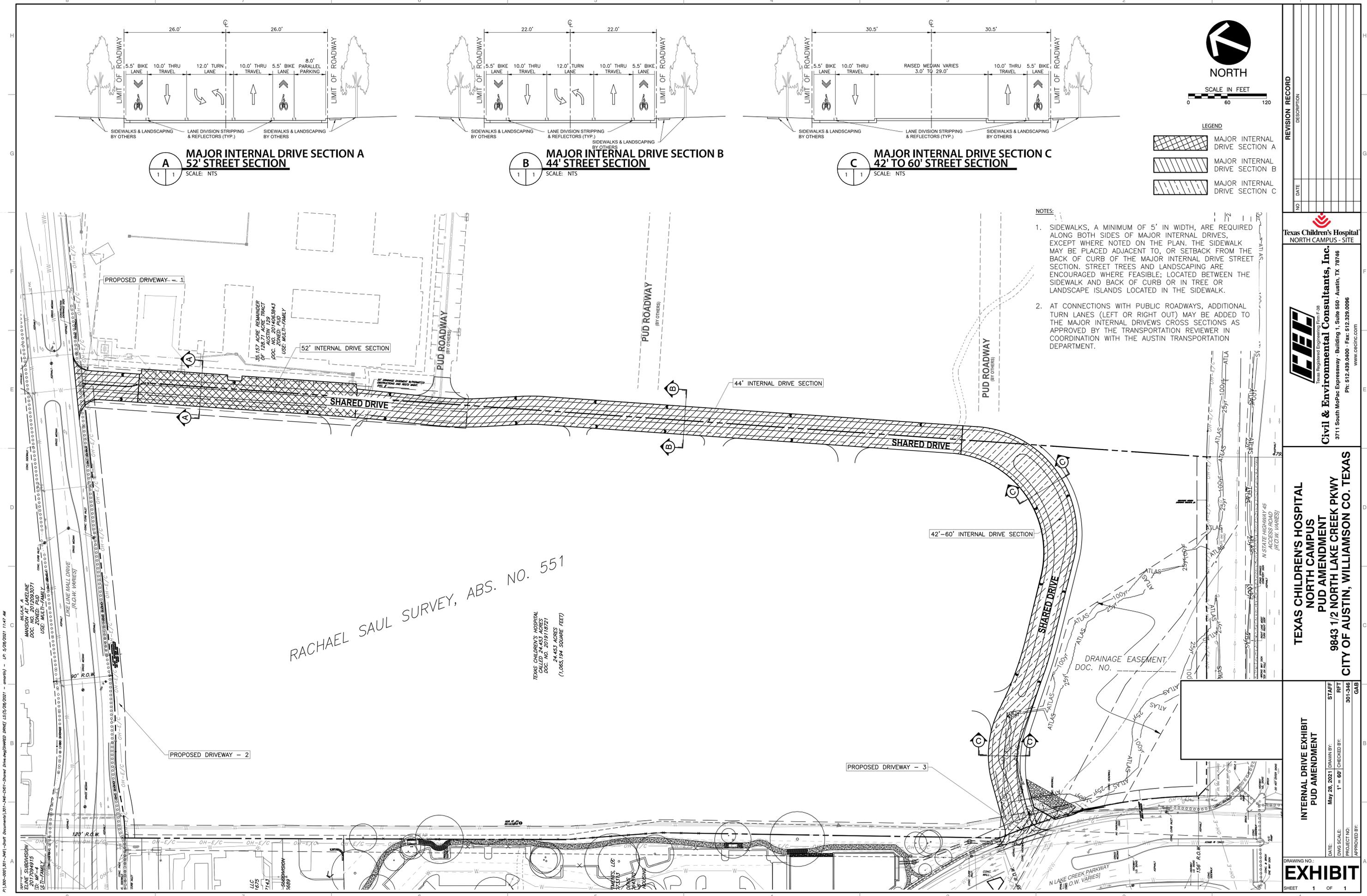


LAND USE PLAN EXHIBIT A  
 REVISED: DECEMBER 2012

LEANDER REHABILITATION SITE

APPROVAL  
 PUD APPROVAL Leander Rehabil. PUD Amend. #13  
 Case Number: CRH-97-000112  
 Approved by Planning Commission on: May 19, 2019 (year).  
 Approved by Council on: June 20, 2019 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and of Chapter 25-2 of the City Code.  
 SHEET 1 OF 1





A:\100-1001-101-1-5461-Draft Documents\101-146-001-Shared Drive\SWMS\DRIVE\LS10/20/2021 11:47 AM  
 BLOCK A  
 MANSION AT LAKELINE  
 DOC. NO. 2019118721  
 USE: MULTI-FAMILY  
 LINE LINE HALL DRIVE (R.O.W. VARIES)  
 90' R.O.W.  
 120' R.O.W.  
 LLC 1675 7143  
 SUBDIVISION 3669

RACHAEL SAUL SURVEY, ABS. NO. 551

TEXAS CHILDREN'S HOSPITAL  
 CALLED 24.453 ACRES  
 DOC. NO. 2019118721  
 24.453 ACRES  
 (1,065,194 SQUARE FEET)

DRAWING NO.  
**EXHIBIT**  
 SHEET 1 OF 1